

1 BILL NO. R-85-11-09

2 DECLARATORY RESOLUTION NO. R/27-85

3 A DECLARATORY RESOLUTION designating
4 an "Economic Revitalization Area"
under I.C. 6-1.1-12.1.

5 WHEREAS, Petitioner has duly filed its petition dated
6 October 15, 1985, to have the following described property desig-
7 nated and declared an "Economic Revitalization Area" under Divi-
8 sion 6, Article II, Chapter 2 of the Municipal Code of the City
9 of Fort Wayne, Indiana, of 1974, as amended, and I.C. 6-1.1-12.1,
10 to-wit:

11 Part of the Southwest Quarter of
12 Section 28, together with part of
13 the Southeast Quarter of Section 29,
14 all in Township 30 North, Range 12
15 East, Allen County, Indiana, more
16 particularly described as follows,
17 to-wit: Commencing at the North-
18 west corner of the Southwest Quarter
19 of said Section 28; thence South 00
20 degrees 00 minutes West (assumed
21 bearing and is used as the basis for
22 the bearings in this description) on
23 and along the West line of said South-
24 west Quarter, a distance of 1630.0
25 feet to a point on the South line of
26 Block Number 4 in Spy Run Industrial
27 Park, Section 1, as recorded in Plat
28 Record 36, page 35, in the Office of
29 the Recorder of Allen County, Indiana,
30 said point being the true point of
31 beginning; thence South 88 degrees
32 13 minutes East, on and along the
South line of said Block Number 4,
a distance of 424.55 feet to the cen-
terline of Fairfield Ditch; thence
South 18 degrees 51 minutes West,
on and along said ditch centerline,
85.4 feet; thence South 01 degrees
35 minutes West, continuing along
said ditch centerline, 168.2 feet;
thence North 88 degrees 13 minutes
West and parallel to said South line,
473.1 feet to the centerline of Ardmore
Avenue; thence North 00 degrees 00
minutes East, on and along said Ardmore
Avenue centerline and parallel to the
West line of said Southwest Quarter,
250.0 feet to the Westerly projection
of the South line of said Block Number
4; thence South 88 degrees 13 minutes
East, on and along said Westerly pro-
jection and said South line, 80.75 feet
to the true point of beginning, con-
taining 2.757 acres of land;

1 Page Two

2 said property more commonly known as 7011 Ardmore Avenue, Fort
3 Wayne, Indiana 46809;

4 WHEREAS, it appears that said petition should be pro-
5 cessed to final determination in accordance with the provisions
6 of said Division 6.

7 NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL
8 OF THE CITY OF FORT WAYNE, INDIANA:

9 SECTION 1. That, subject to the requirements of Section
10 4, below, the property hereinabove described is hereby designated
11 and declared an "Economic Revitalization Area" under I.C. 6-1.1-
12 12.1. Said designation shall begin upon the effective date of
13 the Confirming Resolution referred to in Section 3 of this Resolu-
14 tion and shall continue for one (1) year thereafter. Said desig-
15 nation shall terminate at the end of that one-year period.

16 SECTION 2. That upon adoption of this Resolution:

17 (a) Said Resolution shall be filed with the Allen
18 County Assessor;

19 (b) Said Resolution shall be referred to the Committee
20 on Finance and shall also be referred to the De-
21 partment of Economic Development requesting a re-
22 commendation from said department concerning the
23 advisability of designating the above designated
24 area an "Economic Revitalization Area";

25 (c) Common Council shall publish notice in accordance
26 with I.C. 5-3-1 of the adoption and substance of
27 this Resolution and setting this designation as an
28 "Economic Revitalization Area" for public hearing;

29 (d) If this Resolution involves an area that has al-
30 ready been designated an allocation area under
31 I.C. 36-7-14-39, then the Resolution shall be re-
32 ferred to the Fort Wayne Redevelopment Commission

Page Three

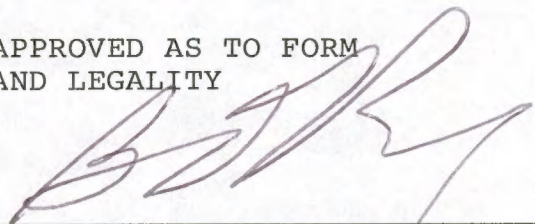
and said designation as an "Economic Revitalization Area" shall not be finally approved unless said Commission adopts a resolution approving the petition.

SECTION 3. That this Resolution shall be subject to being confirmed, modified and confirmed or rescinded after public hearing and receipt by Common Council of the above described recommendations and resolution, if applicable.

SECTION 4. That this Resolution shall be in full force and effect from and after its passage and any and all necessary approval by the Mayor.


Councilmember

APPROVED AS TO FORM
AND LEGALITY


Bruce O. Boxberger, City Attorney

Read the first time in full and on motion by _____, seconded by _____, and duly adopted, read the second time by title and referred to the Committee _____ (and the City Plan Commission for recommendation) and Public Hearing to be held after due legal notice, at the Council Chambers, City-County Building, Fort Wayne, Indiana, on _____, the _____ day of _____, 19 _____, at _____ o'clock _____ .M., E.S.T.

DATE: _____

SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by _____, seconded by _____, and duly adopted, placed on its passage. PASSED (LOST) by the following vote:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>	<u>TO-WIT:</u>
<u>TOTAL VOTES</u>	<u>9</u>	_____	_____	_____	_____
<u>BRADBURY</u>	<u>✓</u>	_____	_____	_____	_____
<u>BURNS</u>	<u>✓</u>	_____	_____	_____	_____
<u>EISBART</u>	<u>✓</u>	_____	_____	_____	_____
<u>GIAQUINTA</u>	<u>✓</u>	_____	_____	_____	_____
<u>HENRY</u>	<u>✓</u>	_____	_____	_____	_____
<u>REDD</u>	<u>✓</u>	_____	_____	_____	_____
<u>SCHMIDT</u>	<u>✓</u>	_____	_____	_____	_____
<u>STIER</u>	<u>✓</u>	_____	_____	_____	_____
<u>TALARICO</u>	<u>✓</u>	_____	_____	_____	_____

DATE: 11-12-85

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as (ANNEXATION) (APPROPRIATION) (GENERAL)

(SPECIAL) (ZONING MAP) ORDINANCE (RESOLUTION) NO. B-127-85

on the 12th day of November, 19 85

ATTEST:

(SEAL)

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Mark E. GiaQuinta
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 12th day of November, 19 85, at the hour of 2:00 o'clock P. .M., E.S.T.

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 14th day of November, 19 85, at the hour of 3:30 o'clock P. .M., E.S.T.

Win Moses, Jr.
WIN MOSES, JR., MAYOR

APPLICATION FOR DESIGNATION
AS AN ECONOMIC REVITALIZATION AREA
-NEW MANUFACTURING EQUIPMENT-

This application is to be completed and signed by the owner of the property where the installation of new manufacturing equipment is to occur. The Common Council of the City of Fort Wayne, Indiana, reviews this application for designation as an "Economic Revitalization Area" in regards to its responsibility under Public Law 69, enacted by the General Assembly of the State of Indiana in 1977; and all subsequent amendments made by the General Assembly thereafter.

1. Applicant HEL-MAR, INC.
2. Owner(s) DEMEKE TEKLE-WOLD, VERNIE GEHRON, J.W. SCHREY
3. Address of Owner(s) 7237 LEO RD., FORT WAYNE
5809 LEESBURG ROAD, FT. WAYNE
1520 OLD LANTERN TRL, FT. WAYNE
4. Telephone Number of Owner(s) (219) 484-9477, 483-8432, 637-6695
5. Relationship of Applicant to Owner(s) if any _____
6. Address of Applicant 7011 ARDMORE AVE.
FORT WAYNE, IN 46809
7. Telephone number of Applicant (219) 478-1608
8. Address of Property Seeking Designation 7011 ARDMORE AVE.
FORT WAYNE, IN 46809
9. Legal Description of Property Proposed for Designation (may be attached) _____

SEE ATTACHED

10. Township WAYNE
11. Taxing District 95
12. Current Zoning LIGHT INDUSTRIAL
13. Variance Granted (if any) _____
14. Current Use of Property
- a. How is property presently used? MANUFACTURING
- b. What is the condition of any structures on property? GOOD
15. Current Assessed Value of Machinery Equipment to be installed on the Real Estate ~~\$87,000.00~~ \$95,000.00
16. Amount of Personal Property Taxes Owed During the Immediate Past Year \$ 983.80
17. Description of New Manufacturing Equipment to be installed on the Real Estate ASSEMBLY & TEST EQUIPMENT & SPECIAL TOOLS & GIGS FOR ELECTRONIC PARTS ASSEMBLY. AUTOMATED INDUSTRIAL SEWING MACHINES AND EQUIPMENT AND FURNITURE FOR EXPANDING PARACHUTE PRODUCTION.
18. Development Time Frame
- a. When will installation begin of the new manufacturing equipment? 11-1-85
- b. When is installation expected to be completed? 11-31-85
19. Cost of new manufacturing equipment? \$ 95,000.00

20. Has "new" manufacturing equipment ever been utilized in the State of Indiana prior to this project? ✓ Yes No

21. Permanent Jobs Resulting from Completed Project

a. How many permanent jobs will be created as a result of the installation of this new manufacturing equipment? 15 TO 25

b. What is the nature of those jobs? MANUFACTURING

c. Anticipated time frame for reaching employment level stated above?

WITH IN 3 YEARS

22. Additional municipal services necessitated by installation of new manufacturing equipment (e.g. enlargement of sewer, etc.) NON

23. Undesirability for Normal Development

What evidence can be provided that the property on which the new manufacturing equipment will be installed "has become undesirable for, or impossible of, normal development and occupancy because of a lack of age, development, cessation of growth, deterioration of improvements or character of occupancy, obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development of property or use of property"?

APPLICANT DRAWS BUSINESS FROM OUT
OF STATE AND ALSO RETAINS PORTION
OF CERTAIN BUSINESSES FORM GOING
OUT OF STATE. NATURE OF BUSINESS
IS VERY COMPETITIVE. THEREFORE
IT IS VERY IMPORTANT TO PLAN
BUSINESS EXPANSION WITH PRUDENT
EXPENSE BURDEN.

24. How will the proposed designation further the economic development objectives of the City of Fort Wayne? GENERATE NEW EMPLOYMENT, GENERATE ADDITIONAL ECONOMIC STRENGTH, DIVERSIFY ECONOMIC BASE OF THE COMMUNITY.

25. Instrument Number of Commitments or Covenants Enforceably by the City of Fort Wayne or Allen County (if any). Provide brief description of same, or a copy thereof. NONE

26. Zoning Restrictions

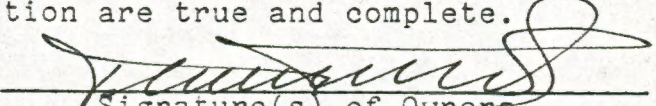
Will the installation of this equipment require a rezoning, variance, or other approval? Yes X No

27. Financing on Project

What is the status of financing connected with this project?

INDUSTRIAL ECONOMIC BOND UNDER APPLICATION FOR WHICH SUMMIT BANK HAS GIVEN COMMITMENT TO PURCHASE BOND. APPLICANT PLANS TO PARTICIPATE WITH UP TO \$95,000.00 EQUITY FOR MACHINERY & EQUIPMENT, ETC.

I hereby certify that the information and representation on this Application are true and complete.


Signature(s) of Owners

10-15-85
Date

DEMEKE TEKLE-WOLD

PRESIDENT

Information Below to be filled in by Department of Economic Development:

Date Application Received:

Date Equipment to be installed:

Date Application Forwarded to Law Dept:

Date of Legal Notice Publication:

Date of Public Hearing

Approved or Denied? Date:

Allocation Area:

DREIBELBISS TITLE COMPANY, INC.

Home Office — Fort Wayne, Indiana 46802

SCHEDULE A cont'd.

Part of the Southwest Quarter of Section 28, together with part of the Southeast Quarter of Section 29, all in Township 30 North, Range 12 East, Allen County, Indiana, more particularly described as follows, to-wit: Commencing at the Northwest corner of the Southwest Quarter of said Section 28; thence South 00 degrees 00 minutes West (assumed bearing and is used as the basis for the bearings in this description) on and along the West line of said Southwest Quarter, a distance of 1630.0 feet to a point on the South line of Block Number 4 in Spy Run Industrial Park, Section 1, as recorded in Plat Record 36, page 35, in the Office of the Recorder of Allen County, Indiana, said point being the true point of beginning; thence South 88 degrees 13 minutes East, on and along the South line of said Block Number 4, a distance of 424.55 feet to the centerline of Fairfield Ditch; thence South 18 degrees 51 minutes West, on and along said ditch centerline, 85.4 feet; thence South 01 degree 35 minutes West, continuing along said ditch centerline, 168.2 feet; thence North 88 degrees 13 minutes West and parallel to said South line, 473.1 feet to the centerline of Ardmore Avenue; thence North 00 degrees 00 minutes East, on and along said Ardmore Avenue centerline and parallel to the West line of said Southwest Quarter, 250.0 feet to the Westerly projection of the South line of said Block Number 4; thence South 88 degrees 13 minutes East, on and along said Westerly projection and said South line, 80.75 feet to the true point of beginning, containing 2.757 acres of land.

H. C. 9

EXHIBIT "A"

APPLICATION FOR DESIGNATION
AS AN ECONOMIC REVITALIZATION AREA
-REAL ESTATE TAX ABATEMENT-

This application is to be completed and signed by the owner of the property where development or rehabilitation is to occur. The City of Fort Wayne, Indiana, reviews this application for designation as an "Economic Revitalization Area" in regards to its responsibility under Public Law 69, enacted by the General Assembly of the State of Indiana in 1977; and all subsequent amendments made by the General Assembly thereafter.

1. Applicant HEK-MAR, INC.
2. Owner(s) DEMEKE TEKLE-WOLD, V. GEHRON, J.W. SCHREY
3. Address of Owner(s) 7237 LEO RD, FT. WAYNE
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4. Telephone Number of Owner(s): (219) 484 9477, 483-8432
637-6695
5. Relationship of Applicant to Owner(s) if any _____
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7. Telephone number of Applicant: (219) 478-1608
8. Address of Property Seeking Designation _____
7011 ARDMORE AVE, FT. WAYNE, IN 46809
9. Legal Description of Property Proposed for Designation
(may be attached) _____
SEE ATTACHED
10. Township WAYNE
11. Taxing District 95

12. Current Zoning LIGHT INDUSTRIAL
13. Variance Granted (if any) _____
14. Current Use of Property
- a. How is property presently used? MANUFACTURING
(LIGHT)
- b. What Structure(s) (if any) are on the property? _____
- b. METAL BUILDING 6000 SQ. FT.
What is the condition of this structure/these structures GOOD
15. Current Assessed Value of Real Estate _____
- a. Land 27,500.00
- b. Improvements 183,200.00
16. Amount of Total Property Taxes Owed During the Immediate Past Year
- \$983.80
17. Description of Proposed Improvements to the Real Estate
- 15,000 SQ. FT. OF NEW STEEL BUILDING
FULLY AIR CONDITIONED FOR MANUFACTURING
PARACHUTES & ELECTRONIC ASSEMBLIES.
18. Development Time Frame
- a. When will physical aspects of development or rehabilitation begin?
- 11-1-85
- b. When is completion expected? 12-31-85
19. Cost of Project (not including land costs) \$405,000.00

20. Permanent Jobs Resulting from Completed Project

- a. How many permanent jobs will be employed at or in connection with the project after it is completed? _____

16-25 FROM ONE TO THREE YEARS

- b. What is the nature of those jobs? MANUFACTURING & SERVICES.

- c. Anticipated time frame for reaching employment level stated above?

ONE TO THREE YEARS

21. Additional municipal services necessitated by installation of new manufacturing equipment (e.g. enlargement of sewer, etc.) NO

22. Undesirability for Normal Development

What evidence can be provided that the project property is located in an area "which has become undesirable for, or impossible of, normal development and occupancy because of a lack of age, development, cessation of growth, deterioration of improvements or character of occupancy, obsolescence substandard buildings or other factors which have impaired values or prevent a normal development of property or use of property"?

APPLICANT DRAWS BUSINESS FROM OUT OF STATE AND ALSO RETAINS PORTION OF CERTAIN BUSINESSES FROM GOING OUT OF STATE. NATURE OF BUSINESS IS VERY COMPETITIVE. THEREFORE IT IS VERY IMPORTANT TO PLAN BUSINESS EXPANSION WITH PRUDENT EXPENSE BURDEN.

23. How will the proposed designation further the economic development objectives of the City of Fort Wayne? _____

GENERATE NEW EMPLOYMENT, GENERATE
ADDITIONAL ECONOMIC STRENGTH,
DIVERSIFY ECONOMIC BASE OF THE COMMUNITY

24. Instrument Number of Commitments or Covenants Enforceably by the City of Fort Wayne or Allen County (if any). Provide brief description of same, or a copy thereof.

NONE

25. Zoning Restrictions

Will this project require a rezoning, variance, or approval before construction is initiated?

Yes _____

No X

26. Financing on Project

What is the status of financing connected with this project? INDUSTRIAL ECONOMIC BOND

UNDER APPLICATION FOR WHICH
SUMMIT BANK HAS GIVEN

COMMITMENT TO PURCHASE

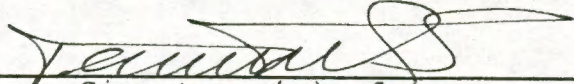
BOND. APPLICANT PLANS TO

PARTICIPATE WITH UP TO

\$95,000.00 EQUITY FOR MACHINERY

& EQUIPMENT, ETC.

I hereby certify that the information and representation on this Application are true and complete.


Signature (s) of Owners

10-15-85
Date

DEMEKE TEKLE-WOLD

PRESIDENT.

Information Below to be filled in by Department of Economic Development:

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Approved or Denied?

Date:

Allocation Area:

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H. 129

EXHIBIT "A"

DIGEST SHEETTITLE OF ORDINANCE Declaratory Resolution

09-85-11-09

DEPARTMENT REQUESTING ORDINANCE Economic DevelopmentSYNOPSIS OF ORDINANCE A Declaratory Resolution designating an "EconomicRevitalization Area: under I.C. 6-1.1-12.1. (Helmar, Inc. - 7011Ardmore Avenue, Fort Wayne, Indiana 46809)

EFFECT OF PASSAGE An expansion will be added to a present structure that
will generate new employment, generate additional economic strength and
diversify economic base of the community.

EFFECT OF NON-PASSAGE Opposite of the above.

MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS) \$500,000.00

ASSIGNED TO COMMITTEE (PRESIDENT)

BILL NO. R-85-11-09

REPORT OF THE COMMITTEE ON FINANCE

WE, YOUR COMMITTEE ON FINANCE TO WHOM WAS

REFERRED AN (~~ORDINANCE~~) (RESOLUTION) declaratory resolution

designating an "Economic Revitalization Area" under I.C.

6-1.1-12.1

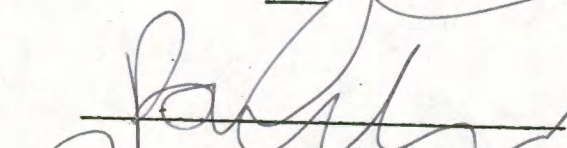
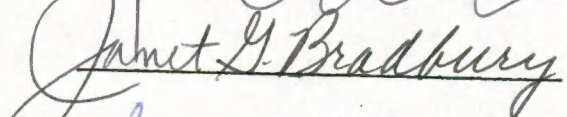
HAVE HAD SAID (~~ORDINANCE~~) (RESOLUTION) UNDER CONSIDERATION AND BEG

LEAVE TO REPORT BACK TO THE COMMON COUNCIL THAT SAID (~~ORDINANCE~~)

(RESOLUTION) DO PASS DO NOT PASS WITHDRAWN

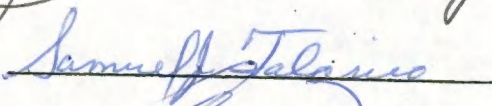
YES

NO

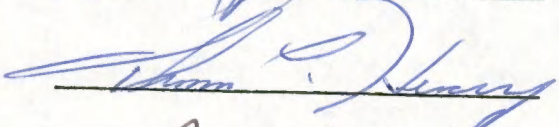



BEN A. EISBART
CHAIRMAN

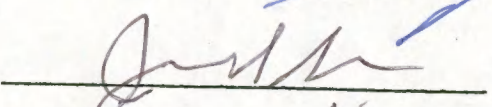
JANET G. BRADBURY
VICE CHAIRWOMAN



SAMUEL J. TALARICO



THOMAS C. HENRY



JAMES S. STIER

CONCURRED IN 11-12-85

SANDRA E. KENNEDY
CITY CLERK